



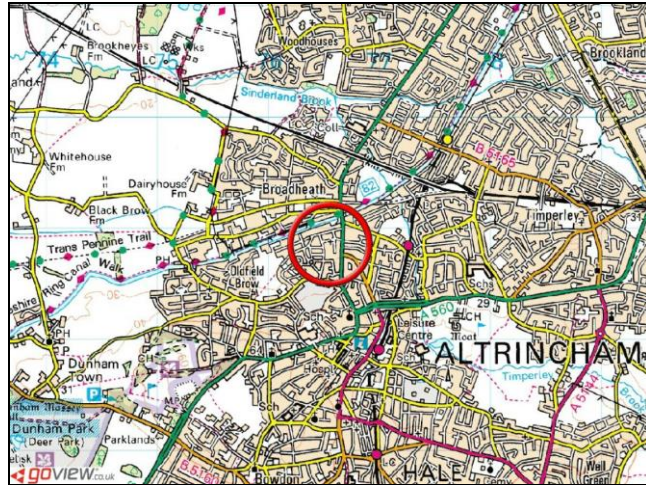
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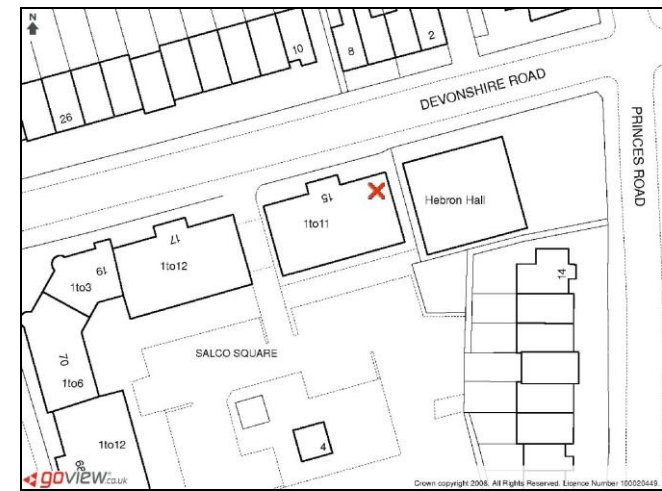
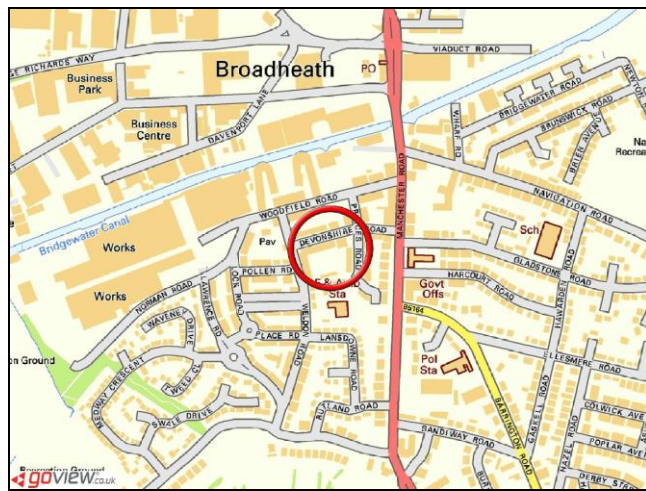


INDEPENDENT ESTATE AGENTS

location

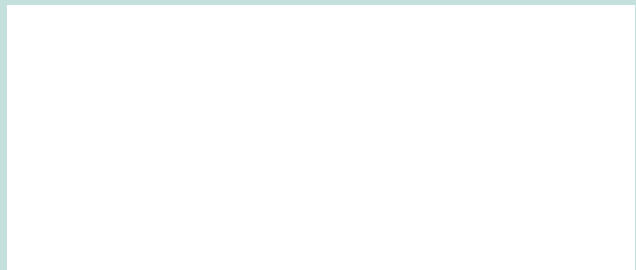


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road, proceed to the end and turn right onto the A56 Manchester Road and take the first left turning into Devonshire Road, the development will be found on the left hand side. The apartment can be found within the building on the right as you look at the building from Devonshire Road.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

8, 15 Devonshire Road Altrincham, Cheshire, WA14 4EZ



A WELL PROPORTIONED FIRST FLOOR APARTMENT IN A CONVENIENT LOCATION CLOSE TO LOCAL SHOPS, JOHN LEIGH PARK AND NAVIGATION METROLINK. 608sqft.

Hall. 22' x 10' Living Room/Dining Kitchen. Two Double Bedrooms. Bathroom. Resident Parking. No Chain.

“ Offered for sale with no chain ”

Offers Over: £180,000

in detail



A modern, purpose built First Floor Apartment in a popular residential location, in close proximity to Altrincham Town Centre, John Leigh Park and the Metrolink and Bus routes.



The well presented Apartment extends to some 608 sq ft and comprises of a Hall, Living Room and Dining Kitchen in addition to Two Double Bedrooms served by a Bathroom.

There is delegated resident and visitor parking within a courtyard area to the centre of the development.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. Communal Hallway with staircase rising to the Upper Floors. First Floor Landing. Private Entrance to Apartment 8.

Entrance Hall with doors leading to the Living and Bedroom accommodation. Built in cloaks and storage cupboard. Chrome finish halogen lighting. Entry phone system.

Open Plan Living and Dining Kitchen is a spacious room with clearly defined Living, Dining and Kitchen Areas. To the Living and Dining Area there is a UPVC frame window to the front elevation and an attractive, coal effect fireplace feature.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit. Integrated appliances include a stainless steel oven, four ring hob with extractor fan over, fridge, freezer, dishwasher and washing machine. There are two double glazed windows to the side elevation. Tiled flooring. Chrome finish lighting. Coved ceiling.

Bedroom One with two UPVC frame windows to the front elevation. There are bedside units and built in wardrobes providing ample hanging and storage space.

Bedroom Two is another excellent Double Bedroom with UPVC frame window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, comprising of a bath with thermostatic shower over, wash hand basin with built in storage below and WC. Tiling to the sink and bath areas. Tiled floor. Chrome finish heated towel rail. Halogen lighting. Extractor fan.

Externally, the development is set within well maintained grounds and there is designated parking to the rear of the development with a reserved space for Apartment 8.

UPVC Double Glazing. No Chain.



Approx Gross Floor Area = 604 Sq. Feet
= 56.1 Sq. Metres

